



Planning & Community  
Development

# Fee Schedule 2014

TYPE OF PERMIT APPLICATION	Fee Based on \$155.75 Per Hour
<b>BUILDING</b>	
<b>BUILDING PERMIT</b>	
<i>Valuation - The Total Valuation is the "Building permit valuations" as delineated in section R108.3 of the International Residential Code and section 108.3 of the International Building Code.</i>	
\$0 - \$7,000	1 hour minimum (\$155.75 per hour)
\$7,001 - \$25,000	\$75.00 for the first \$2,000.00, + \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00 (1 hour minimum)
\$25,001 - \$50,000	\$397.00 for the first \$25,000.00 + \$11.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001 - \$100,000	\$672.00 for the first \$50,000.00 + \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001 - \$500,000	\$1,122.00 for the first \$100,000.00 + \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001 - \$1,000,000	\$3,922.00 for the first \$500,000.00 + \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001 +	\$6,422.00 for the first \$1,000,000.00 + \$3.15 for each additional \$1,000.00, or fraction thereof
Building/Structure Plan Review	65% of the building permit fee
Civil Plan Review, Commercial (if applicable)	Hourly rate, 5-hour minimum \$778.75
Civil Plan Review, Residential (if applicable)	Hourly rate, 3-hour minimum \$467.25
Floodplain Permit	Hourly rate, 1-hour minimum \$155.75
Floodplain Variance	Hourly rate, 3-hour minimum \$467.25
Demolition – Commercial	Hourly rate, 3-hour minimum \$467.25
Demolition – Residential	Hourly rate, 1-hour minimum \$155.75

**Business Hours: M – F 8:00 a.m. to 5 p.m. ♦ Permit Processing Hours: M – F 8 a.m. to 4:00 p.m.**

*Note: This handout is for informational use only and is not to be substituted for the Shoreline Development Code.*

2/2014

<b>ELECTRICAL</b>	
Electrical Permit	Permit fee described in WAC 296-46B-905, plus a 20% administrative fee
<b>FIRE</b>	
<b>Automatic Fire Alarm System</b>	
Existing System	
• New or relocated devices up to 5	Hourly rate, 1-hour minimum \$155.75
• New or relocated devices 6 up to 12	Hourly rate, 3-hour minimum \$467.25
• Each additional new or relocated device over 12	\$6.50 per device
New System	Hourly rate, 4-hour minimum \$623.00
Each additional new or relocated device over 30	\$6.50 per device
<b>Fire Extinguishing Systems</b>	
Commercial Cooking Hoods	
• 1 to 12 flow points	Hourly rate, 3-hour minimum \$467.25
• More than 12	Hourly rate, 4-hour minimum \$623.00
• Other Fixed System Locations	Hourly rate, 4-hour minimum \$623.00
<b>Fire Pumps</b>	
Commercial Systems	Hourly rate, 4-hour minimum \$623.00
<b>Commercial Flammable/Combustible Liquids</b>	
Aboveground Tank Installations	
• First tank	Hourly rate, 2-hour minimum \$311.50
• Additional	Hourly rate, 1-hour minimum \$155.75
Underground Tank Installations	
• First tank	Hourly rate, 2-hour minimum \$311.50
• Additional	Hourly rate, 1-hour minimum \$155.75
Underground Tank Piping (with new tank)	Hourly rate, 2-hour minimum \$311.50
Underground Tank Piping Only (vapor recovery)	Hourly rate, 3-hour minimum \$467.25
Underground Tank Removal	

• First tank	Hourly rate, 2-hour minimum \$311.50
• Additional Tank	Hourly rate, 0.5 Hours \$78.00 per additional tank
<b>Compressed Gas Systems (medical gas systems require a plumbing permit)</b>	
Excess of quantities in IFC Table 105.6.9	Hourly rate, 2-hour minimum \$311.50
<b>High-Piled Storage</b>	
Class I – IV Commodities:	
• 501 – 2,500 square feet	Hourly rate, 2-hour minimum \$311.50
• 2,501 – 12,000 square feet	Hourly rate, 3-hour minimum \$467.25
• Over 12,000 square feet	Hourly rate, 4-hour minimum \$623.00
High Hazard Commodities:	
• 501 – 2,500 square feet	Hourly rate, 3-hour minimum \$467.25
• Over 2,501 square feet	Hourly rate, 5-hour minimum \$778.75
Underground Fire Main & Hydrants	Hourly rate, 3-hour minimum \$467.25
<b>Industrial Ovens</b>	
Class A or B Furnaces	Hourly rate, 2-hour minimum \$311.50
Class C or D Furnaces	Hourly rate, 4-hour minimum \$623.00
<b>LPG (Propane) Tanks</b>	
Commercial, less than 500-Gallon Capacity	Hourly rate, 2-hour minimum \$311.50
Commercial, 500-Gallon+ Capacity	Hourly rate, 3-hour minimum \$467.25
Commercial, Temporary	Hourly rate, 1-hour minimum \$155.75
Residential 0 – 500-Gallon Capacity	Hourly rate, 1-hour minimum \$155.75
Spray Booth	Hourly rate, 4-hour minimum \$623.00
<b>Sprinkler Systems (each riser)</b>	
New Systems	Hourly rate, 5-hour minimum \$778.75 plus \$3.00 per head
Existing Systems	
• 1 – 10 heads	Hourly rate, 3-hour minimum \$467.25
• 11 – 20 heads	Hourly rate, 4-hour minimum \$623.00

• More than 20 heads	Hourly rate, 5-hour minimum \$778.75, plus \$3.00 per head
Residential (R-3) 13-D System	
• 1 – 30 heads	Hourly rate, 3-hour minimum \$467.25
• More than 30 heads	Hourly rate, 3-hour minimum \$467.25, plus \$3.00 per head
Voluntary 13-D Systems in residencies when not otherwise required	Hourly rate, 1-hour minimum \$155.75
Standpipe Systems	Hourly rate, 4-hour minimum \$623.00
Emergency Power Supply Systems	
• 10 kW – 50 kW	Hourly rate, 3-hour minimum \$467.25
• > 50 kW	Hourly rate, 5-hour minimum \$778.75
Temporary Tents and Canopies	Hourly rate, 1-hour minimum \$155.75
<b>MECHANICAL</b>	
Residential Mechanical System	Hourly rate, 1-hour minimum (\$155.75) (including 4 pieces of equipment), \$11.50 per piece of equipment over 4
Commercial Mechanical System	Hourly rate, 3-hour minimum (\$467.25) (including 4 pieces of equipment), \$11.50 per piece of equipment over 4
All Other Mechanical (Residential and Commercial)	Hourly rate, 1-hour minimum \$155.75
<b>PLUMBING</b>	
Plumbing System	Hourly rate, 1-hour minimum (\$155.75) (including 4 fixtures), \$11.50 per fixture over 4
Gas Piping System standalone permit	Hourly rate, 1-hour minimum (\$155.75) (including 4 outlets), \$11.50 per outlet over 4
Gas Piping as part of a plumbing or mechanical permit	\$11.50 per outlet (when included in outlet count)
Backflow Prevention Device - standalone permit	Hourly rate, 1-hour minimum (\$155.75) (including 4 devices), \$11.50 per device over 4
Backflow Prevention Device as part of a plumbing systems permit	\$11.50 per device (when included in outlet count)
<b>ENVIRONMENTAL REVIEW</b>	
Environmental Checklist (SEPA)	
Single-Family	Hourly rate, 10-hour minimum \$1,557.50
Multifamily/Commercial	Hourly rate, 15-hour minimum \$2,336.25
Environmental Impact Statement Review	Hourly rate, 35-hour minimum \$5,451.25

<b>LAND USE</b>	
Accessory Dwelling Unit	Hourly rate, 1-hour minimum \$155.75
Administrative Design Review	Hourly rate, 1-hour minimum \$155.75
Adult Family Home	Hourly rate, 2-1/2-hour minimum \$389.385
Comprehensive Plan Amendment – Site Specific	Hourly rate, 60-hour minimum (\$9,345.00), plus public hearing (\$2,390.00)
Conditional Use Permit (CUP)	Hourly rate, 30-hour minimum \$4,672.50
Critical Areas Reasonable Use Permit (CARUP)	Hourly rate, 60-hour minimum (\$9,345.00), plus public hearing (\$2,390.00)
Critical Areas Special Use Permit (CASUP)	Hourly rate, 60 hour minimum (\$9,345.00), plus public hearing (\$2,390.00)
Historic Landmark Review	Hourly rate, 1-hour minimum \$155.75
Bed and Breakfast, Boarding House	Hourly rate, 1-hour minimum \$155.75
Interpretation of Development Code	Hourly rate, 1-hour minimum \$155.75
Master Plan	Hourly rate, 60-hour minimum (\$9,345.00), plus public hearing (\$2,390.00)
Planned Action Determination	Hourly rate, 1-hour minimum \$155.75
Rezone	Hourly rate, 60-hour minimum (\$9,345.00), plus public hearing (\$2,390.00)
SCTF Special Use Permit (SUP)	Hourly rate, 60-hour minimum (\$9,345.00), plus public hearing (\$2,390.00)
Sign Permit	Hourly rate, 2-hour minimum \$311.50
Special Use Permit	Hourly rate, 60-hour minimum (\$9,345.00), plus public hearing (\$2,390.00)
Street Vacation	Hourly rate, 60-hour minimum (\$9,345.00), plus public hearing if required (\$2,390.00)
Temporary Use Permit (TUP)	Hourly rate, 2-hour minimum \$311.50
Variance - Engineering Standards	Hourly rate, 3-hour minimum \$467.25
Variances - Zoning	Hourly rate, 30-hour minimum \$4,672.50
<b>MISCELLANEOUS FEES</b>	
Critical area field signs	\$6.50 per sign
Permit Fee for Work Commenced Without a Permit	Twice the Applicable Permit Fee
Expedited Review – Building or Site Development Permits	Twice the applicable plan review fee(s)
All Other Fees Per Hour	Hourly rate, 1-hour minimum \$155.75

Multiple Family Tax Exemption Application Fee	Hourly rate, 3-hour minimum (\$467.25) for processing land use permits plus current King County Assessors fee for administering the Multiple Family Tax Exemption program
Extension of the Conditional Certificate for the Multiple Family Tax Exemption Application Fee	\$155.75
<b>RIGHT-OF-WAY</b>	
Right-of-Way Use	Hourly rate, 1-hour minimum \$155.75
Right-of-Way Site	Hourly rate, 2-hour minimum \$311.50
<b>SHORELINE SUBSTANTIAL DEVELOPMENT</b>	
Shoreline Conditional Permit Use	Hourly rate, 30-hour minimum \$4,672.50
Shoreline Exemption	Hourly rate, 2-hour minimum \$311.50
Shoreline Variance	Hourly rate, 30-hour minimum (\$4,672.50), plus public hearing if required (\$2,390.00)
Substantial Development Permit (based on valuation)	
• up to \$10,000	Hourly rate, 15-hour minimum \$2,336.25
• \$10,000 to \$500,000	Hourly rate, 34-hour minimum \$5,295.50
• Over \$500,000	Hourly rate, 60-hour minimum \$9,345.00
<b>SITE DEVELOPMENT</b>	
Grading	Hourly rate, 3-hour minimum \$467.25
Clearing	Hourly rate, 3-hour minimum \$467.25
Tree Removal	Hourly rate, 1 hour minimum \$155.75
Landscaping	Hourly rate, 3-hour minimum \$467.25
Parking Lot	Hourly rate, 3-hour minimum \$467.25
Subdivision Construction	Hourly rate, 12-hour minimum \$1,869.00
<b>SUBDIVISIONS</b>	
Binding Site Plan	Hourly rate, 6-hour minimum \$934.50
Lot Line Adjustment	Hourly rate, 3-hour minimum \$467.25
Preliminary Short Subdivision	Hourly rate, 30-hour minimum (\$4,672.50) for two-lot short subdivision plus 3-hour minimum (\$467.25) for each additional lot
Final Short Subdivision	Hourly rate, 8-hour minimum \$1,869.00

Preliminary Subdivision	Hourly rate, 39-hour minimum (\$6,074.25) for five-lot subdivision plus 3-hour minimum (\$467.25) for each additional lot, plus public hearing (\$2,390.00)
Final Subdivision	Hourly rate, 30-hour minimum \$4,672.50
Changes to Preliminary Short or Formal Subdivision	Hourly rate, 12-hour minimum \$1,869.00

## SUPPLEMENTAL FEES

Additional review of fees may be assessed if plan revisions are incomplete, corrections not completed, the original scope of the project has changed, or scale and complexity results in review hours exceeding the minimums identified in this schedule. Fees will be assessed at \$155.75 per hour, minimum of one hour.

Reinspection fees may be assessed if work is incomplete, corrections not completed, or the allotted time is depleted. Fees will be assessed at \$155.75 per hour, minimum one hour.

## FEE REFUNDS

The city manager or designee may authorize the refunding of:

1. 100% of any fee erroneously paid or collected.
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Up to 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
4. The city manager or designee shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.